City of Carlsbad 2005-2010 Housing Element

June 2008

Planning Department 1635 Faraday Avenue Carlsbad, CA 92008-7314

Table of Contents

| Sec | tion | | Page |
|-----|------|--|------|
| 1. | Intr | oduction | 1-1 |
| | Α. | Purpose and Content of Housing Element | 1-1 |
| | B. | State Requirements | |
| | C. | Regional Share Housing Needs Assessment | 1-2 |
| | D. | Self-Certification | |
| | E. | HCD Review | 1-4 |
| | F. | Data Sources and Methodology | 1-5 |
| | G. | Public Participation | 1-5 |
| | Н. | General Plan Consistency | 1-10 |
| 2. | Hou | sing Needs Assessment | 2-1 |
| | Α. | Population Characteristics | |
| | B. | Employment Characteristics | |
| | C. | Household Characteristics | 2-7 |
| | D. | Housing Characteristics | |
| | E. | Housing Problems | |
| | F. | Multi-Family Affordable Housing | 2-27 |
| 3. | Reso | ources Available | 3-1 |
| | Α. | Residential Development Potential | |
| | B. | Financial Resources | 3-26 |
| | C. | Administrative Capacity | 3-30 |
| | D. | Energy Conservation | 3-31 |
| 4. | Cons | straints and Mitigating Opportunities | 4-1 |
| | A. | Market Constraints | 4-1 |
| | B. | Government Constraints | 4-5 |
| | C. | Environmental Constraints | 4-35 |
| 5. | Revi | iew of 1999 Housing Element | 5-1 |
| | Α. | Housing Construction and Progress toward RHNA | 5-1 |
| | B. | Housing Preservation | |
| | C. | Eligibility for Self-Certification of 2005-2010 Housing Element. | 5-3 |
| 6. | Hou | sing Plan | 6-1 |
| | Α. | Goals, Policies, and Programs | 6-2 |
| | B. | Quantified Objectives by Income | |

i

| Appendix A: | Eligibility for Housing Element Self-Certification |
|-------------|--|
| Appendix B: | Summary of 1999 Housing Element Accomplishments |
| Appendix C: | Available Land Inventory - Outside Village Redevelopment Area |
| | and Proposed Barrio Area: Vacant, Unentitled Land |
| Appendix D: | Available Land Inventory - Outside Village Redevelopment Area, |
| | Proposed Barrio Area, and Beach Area Overlay Zone: |
| | Underutilized, Unentitled RH and RMH lands |
| Appendix E: | Available Land Inventory – Outside Village Redevelopment Area |
| | and proposed Barrio Area: Underutilized, Unentitled RH and |
| | RMH Lands in Beach Area Overlay Zone |
| Appendix F: | Available Land Inventory – Village Redevelopment Area: |
| | Underutlized and vacant lands, all Unentitled |
| Appendix G: | Available Land Inventory for Proposed Barrio Area: Underutilized |
| | and Vacant Land, all Unentitled |
| Appendix H: | Staff Report for Carlsbad Family Housing (Cassia Heights) – a |
| | 56-unit Affordable Housing Project |
| Appendix I: | Noticing Material (Sample Flyers and Mailing List) |
| | |

List of Tables

| Table | | Page |
|-------|--|------|
| 1-1 | 2005-2010 RHNA | 1-3 |
| 2-1 | Population Growth | 2-1 |
| 2-2 | Age Characteristics | 2-2 |
| 2-3 | Race/Ethnicity: 1990 and 2000 | 2-3 |
| 2-4 | Racial Composition: 2000 | 2-4 |
| 2-5 | Employment Profile | |
| 2-6 | Average Yearly Salary by Occupation | 2-5 |
| 2-7 | Household Characteristics | 2-8 |
| 2-8 | Household Income by Tenure and Household Type: 2000 | 2-10 |
| 2-9 | Special Needs Groups in Carlsbad | 2-10 |
| 2-10 | Homeless Population by Jurisdiction: 2004 | 2-13 |
| 2-11 | Homeless Shelters and Services: North San Diego County | 2-13 |
| 2-12 | Housing Unit Type: 1990 and 2005 | |
| 2-13 | Housing Vacancy: 1990 and 2000 | |
| 2-14 | Home and Condominium Sales | |
| 2-15 | Median Home Prices: 2003-2004 | 2-21 |
| 2-16 | Apartment Rental Rates: January 2006 | 2-22 |
| 2-17 | Housing Affordability Matrix: San Diego County – 2005 | 2-23 |
| 2-18 | Overcrowding Conditions: 2000 | |
| 2-19 | Housing Assistance Needs of Lower Income Households | 2-26 |
| 2-20 | Inventory of Assisted Rental Housing | 2-27 |
| 2-21 | Rent Subsidies Required | |
| 2-22 | Market Value of At-Risk Housing Units | |
| 3-1 | Housing Production: January 1, 2003 through December 31, 2006. | 3-3 |
| | | |

| Table | • | Page |
|-------------|--|--------|
| 3-2 | Affordable Housing Production | 3-3 |
| 3-3 | Recent Affordable Housing Projects (Built and Under Construction) | 3-8 |
| 3-4 | Existing and Proposed High Density Residential (RH) Sites | 3-9 |
| 3-5 | Approved Multi-Family Projects on Small Lots | 3-9 |
| 3-6 | Existing and Proposed RH Mixed Use Sites | 3-13 |
| 3-7 | Shopping Centers with High Density, Mixed Use Potential | 3-15 |
| 3-8 | Recent Village Mixed Use Projects | 3-19 |
| 3-9 3-10 | Existing and Proposed Medium High Density Residential (RMH) Sites Low, Low-Medium, and Medium Density Residential | 3-21 |
| | (RL, RLM, RM) Sites | 3-22 |
| 3-11 | Proposed Projects with Affordable Housing | 3-23 |
| 3-12 | Adequacy of Sites in Meeting Remaining RHNA | 3-24 |
| 3-13 | Original and Current Density for Affordable Housing Projects | 3-26 |
| 4-1 | Vacant Land Prices: September 2004 | 4-2 |
| 4-2 | Disposition of Home Purchase and Home Improvement | |
| | Loan Applications | 4-4 |
| 4-3 | Land Use Designations and Implementing Zones | 4-6 |
| 4-4 | Dwelling Units permitted on Vacant and Underutilized Residential | |
| | and Mixed Use Sites Based on Current Growth Control Points | 4-13 |
| 4-5 | Analysis of Identified Sites Compared to Quadrant Dwelling Unit Caps | s 4-14 |
| 4-6 | Housing Types by Residential Zone Category | 4-16 |
| 4-7 | Basic Residential Development Standards | 4-24 |
| 4-8 | Parking Requirements | 4-26 |
| 4-9 | Discretionary Reviews for Residential Projects | 4-31 |
| 4-10 | Development Impact and Permit Issuance Fees | 4-33 |
| 5-1 | Progress toward Meeting the RHNA: 1999-2005 | 5-1 |
| 5-2 | Coastal Zone Residential Development | 5-2 |
| 6-1 | General Plan Amendment (RH): Ponto and Quarry Creek | 6-6 |
| 6-2 | General Plan Amendment (RMH): Quarry Creek | 6-7 |
| 6-3 | Quantified Objectives: 2005-2010 | 6-22 |
| | | |
| List | of Figures | |
| Figur | е | Page |
| 2-1 | Age Distribution: 1990 and 2000 | 2-3 |
| 2-2 | Permitted Nonresidential Square Footage: 1990 through 2003 | 2-6 |
| 2-3 | Projected Nonresidential Square Footage: 2004-2020 | 2-7 |
| 2-4 | Estimated Median Household Income: January 1, 2004 | 2-9 |
| 2-5 | Housing Types: 2005 | 2-17 |
| 2-6 | Year Structure Built | 2-19 |
| 4-1 | Permit and Development Impact Fees | 4-34 |
| | and the state of t | |